

COMMITTEE AMENDMENT FORM

DATE: 10/29/08

COMMITTEE ZONING PAGE NUM. (S) 1

ORDINANCE I. D. #08-O-1768 SECTION (S)

RESOLUTION I. D. #08-R- PARA.

AMENDS THE LEGISLATION BY ADDING SEVEN (7) CONDITIONS ONE OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING ON AUGUST 12, 2008.

AMENDMENT DONE BY COUNCIL STAFF 10/17/08

City Council
Atlanta, Georgia

08-O-1768

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-08-64
Date Filed: 8-12-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **894 Constitution Road, S.E. (aka 894 Forrest Park Road)** be changed from R-5 (Two family Residential) and R-4 (Single family Residential) Districts to the R-G3-C (Residential General-Sector 3-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 27, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

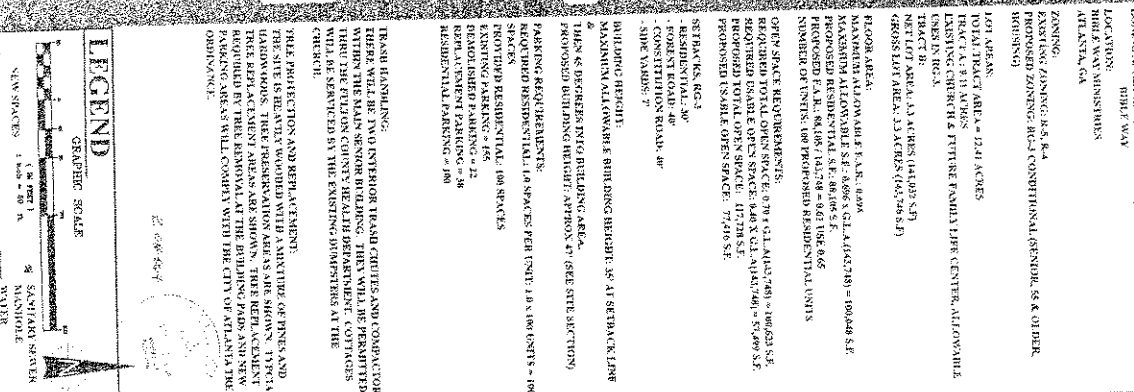
Conditions for Z-08-64 for 894 Constitution Road, S.E.

1. The maximum number of units shall be one-hundred (100).
2. The detention pond shall be buffered by a fence.
3. The site plan entitled "Bible Way Ministries" prepared by Martin Riley Associates-Architects, P.C. dated August 12, 2008 and marked received by the Bureau of Planning on August 12, 2008.
4. Final design of this development shall be submitted to the Bureau of Planning for review and approval prior to the issuance of a building permit.
5. Sidewalks shall be constructed along the entire Forrest Park Road frontage.
6. The developer will submit detailed landscape plans to the Bureau of Planning for review and approval prior to the issuance of a permit for land disturbance activities.
7. Signage shall be displayed indicating the loading area.

1. The first part of the document is a list of names and dates, which appears to be a record of some kind. The names are written in a cursive script, and the dates are in a more formal, printed style. The list is organized into two columns, with names on the left and dates on the right. The names are: "John A. Smith", "John B. Smith", "John C. Smith", "John D. Smith", "John E. Smith", "John F. Smith", "John G. Smith", "John H. Smith", "John I. Smith", "John J. Smith", "John K. Smith", "John L. Smith", "John M. Smith", "John N. Smith", "John O. Smith", "John P. Smith", "John Q. Smith", "John R. Smith", "John S. Smith", "John T. Smith", "John U. Smith", "John V. Smith", "John W. Smith", "John X. Smith", "John Y. Smith", "John Z. Smith". The dates are: "1880", "1881", "1882", "1883", "1884", "1885", "1886", "1887", "1888", "1889", "1890", "1891", "1892", "1893", "1894", "1895", "1896", "1897", "1898", "1899", "1900", "1901", "1902", "1903", "1904", "1905", "1906", "1907", "1908", "1909", "1910", "1911", "1912", "1913", "1914", "1915", "1916", "1917", "1918", "1919", "1920", "1921", "1922", "1923", "1924", "1925", "1926", "1927", "1928", "1929", "1930", "1931", "1932", "1933", "1934", "1935", "1936", "1937", "1938", "1939", "1940", "1941", "1942", "1943", "1944", "1945", "1946", "1947", "1948", "1949", "1950", "1951", "1952", "1953", "1954", "1955", "1956", "1957", "1958", "1959", "1960", "1961", "1962", "1963", "1964", "1965", "1966", "1967", "1968", "1969", "1970", "1971", "1972", "1973", "1974", "1975", "1976", "1977", "1978", "1979", "1980", "1981", "1982", "1983", "1984", "1985", "1986", "1987", "1988", "1989", "1990", "1991", "1992", "1993", "1994", "1995", "1996", "1997", "1998", "1999", "2000", "2001", "2002", 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Business Planning

2-08-64



LEGEND

GRAPHIC SCALE

CLEAN SPACES 1 inch = 30' N.

REMOVED SPACES

STANDARD SPACE

DOUBLE SPACE

LOWER

SET-OFF

2025

SALZARIA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3319 404-373-2900
BIBLE WAY MINISTRIES
ATLANTA, GEORGIA 30315 SITE PLAN

SITE PLAN

INVEST	SPYDOME		
21818-4715			
DATE			
05-12-48			
RECEIVED BY			
R.L.H.			

City Council
Atlanta, Georgia

08-0-1768

Z-08-64

Date Filed: 8-12-08

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BY: ZONING COMMITTEE

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SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Property Description

Starting at the Northwest corner of the intersection of Constitution Road (50' right of way) and Forrest Park Road 40' right of way, the point of beginning. Then Southwest $08^{\circ}03'$ for a distance of 487.85' along the Northern right of way of Constitution Road to a point hence along the centerline of the Prison Creek for a distance of 922' \pm to a point hence along the Southern Boundary of The Norwood Subdivision, Southeast $86^{\circ}01' 51''$ for a distance of 1083.49' to The Western right of way of Forrest Park Road hence along the Western right of way of Forrest Park Road, Southwest $01^{\circ}24'14''$ for a distance of 575.10' to the point of beginning.

All that tract or parcel of land lying and being block 27 of land lot 137 of the 14th District, being parcel lot 1 known as 894 Forrest Park Road and containing 12.41 acres.

Z-08-64

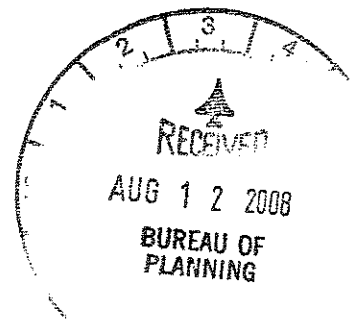
192

Property Description

Starting at the Northwest corner of the intersection of Constitution Road (50' right of way) and Forrest Park Road 40' right of way, the point of beginning. Then Southwest $08^{\circ}03'$ for a distance of 487.85' along the Northern right of way of Constitution Road to a point hence along the centerline of the Prison Creek for a distance of $922' \pm$ to a point hence along the Southern Boundary of The Norwood Subdivision, Southeast $86^{\circ}01' 51''$ for a distance of 1083.49' to The Western right of way of Forrest Park Road hence along the Western right of way of Forrest Park Road, Southwest $01^{\circ}24' 14''$ for a distance of 575.10' to the point of beginning.

All that tract or parcel of land lying and being block 27 of land lot 137 of the 14th District, being parcel lot 1 known as 894 Forrest Park Road and containing 12.41 acres.

Z-08-064



Z-08-064

272

RCS# 2416
9/15/08
2:38 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

08-O-1764,1765,1766,1767,1768,1769,1770
08-O-1771,1772,1773

REFER ZRB/ZONE.

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 1
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	NV Norwood
Y Young	Y Shook	Y Maddox	E Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE